



UTAH'S EMERGING AREAS 2008

UDOT Planning Division is working on a rural long range planning effort to identify and plan for areas expecting a high rate of population and economic growth. Emerging Area Planning will prioritize areas in need of assistance and focus planning efforts to those areas of the state that will benefit most from early, thoughtful planning.

WHAT IS AN EMERGING AREA?

An emerging area is a group of rural cities or towns that is rapidly growing in population and employment and warrants careful transportation planning attention.

WHY IS EMERGING AREA PLANNING IMPORTANT?

Emerging Area Planning will bring neighboring communities together to discuss current and potential issues regarding growth and transportation. By working with groups of communities to form a common vision, UDOT hopes to get ahead of the growth curve and address transportation issues before they become serious problems.

UDOT and local governments benefit from Emerging Area Planning because it provides an opportunity to address local issues and identify solutions at the community, regional and statewide levels.

HOW ARE EMERGING AREAS IDENTIFIED?

The identification process is **uniform** (all areas in the State can be rated using the same standards), **objective** (rating is not dependent on individual judgement calls) and **repeatable** (the same methodology can be applied in the future to ensure comparability of results between years). Emerging areas are identified and ranked using publicly available data from the following sources:

- Utah Population Estimates Committee (UPEC)
- United States Bureau of Labor Statistics (BLS)
- University of Utah Bureau of Economic and Business Research (BEBR)
- Governor's Office of Planning and Budget (GOPB)



To determine whether an area can be classified as “emerging,” the UDOT planning research team asks a series of questions:

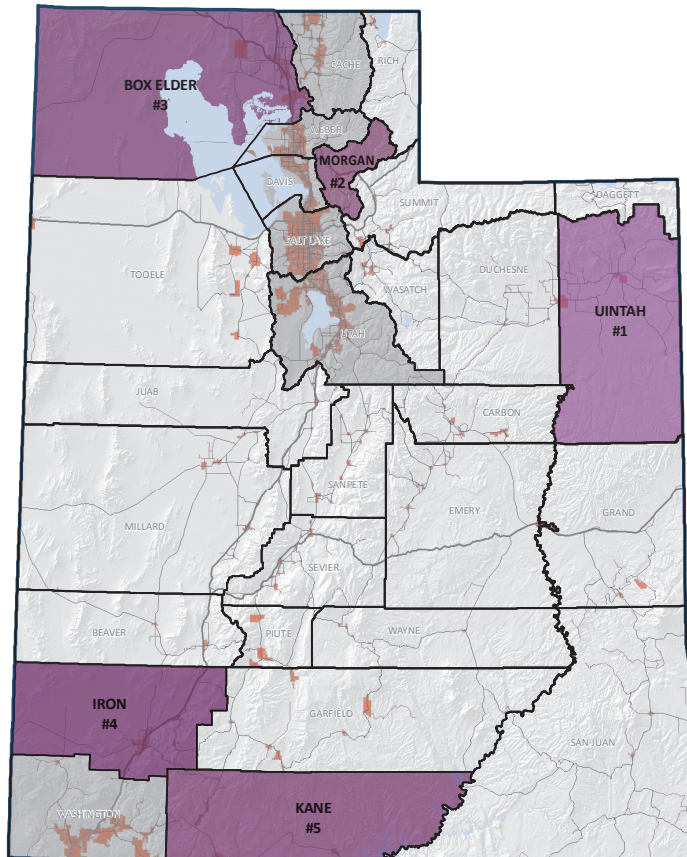
1. Has there been a significant up swing in growth in recent years in the following areas?
 - Population
 - New housing construction (units)
 - Employment
 - Commercial building permits
2. Does GOPB estimate substantial employment and population growth in coming years compared to previous years?

After the initial data is gathered and areas ranked, UDOT planners meet with economists, UDOT region staff and other planners to discuss and analyze the result and decide where future Emerging Area Plans would be most beneficial.

UDOT'S COMMITMENT TO EMERGING AREAS

UDOT will continue to update the emerging areas list annually and partner with key agencies to improve the selection process. This will ensure that more effective area-wide transportation planning is being delivered to key areas throughout the state. Current Emerging Area Plans are being conducted in Box Elder County and Iron County.

TOP 5 EMERGING GROWTH AREAS IN 2008



1. UINTAH
2. MORGAN
3. BOX ELDER
4. IRON
5. KANE

Because the Emerging Areas program targets rural areas, the analysis excludes the state's six largest urbanized counties (Salt Lake, Utah, Davis, Weber, Washington and Cache).

For additional details regarding how counties are prioritized, contact UDOT Planning for our Emerging Areas Methodology Technical Report.